

\$594,900 - 40 Heirloom Crescent Se, Calgary

MLS® #A2230206

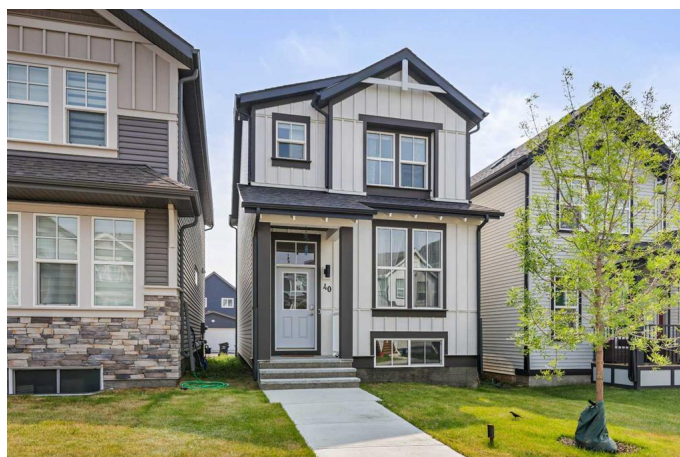
\$594,900

3 Bedroom, 3.00 Bathroom, 1,602 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Exquisite Design Meets Sustainable Living â€“
The COOPER 18 by Jayman BUILT in
Rangeview! Prepare to be impressed by the
COOPER 18 model by Jayman BUILT, in the
innovative and vibrant community of
Rangeviewâ€™Calgaryâ€™s first
garden-to-table neighborhood. With future
parks, playgrounds, and community gardens,
this thoughtfully planned development
promotes a lifestyle focused on connection,
sustainability, and beauty. This highly
sought-after home offers exceptional
craftsmanship and a unique open-concept
layout tailored for todayâ€™s discerning
buyers. At the heart of the home is an elevated
GOURMET kitchen, complete with a large
center island and flush eating bar, sleek
stainless steel appliances including a high-end
French Door refrigerator and internal
icemaker, upgraded gas cooktop range,
built-in Panasonic microwave with trim kit, and
a designer Broan hood fan. The kitchen flows
effortlessly into a spacious dining area, all of
which overlooks a stunning lower Great Room
featuring soaring 11-foot ceilings and
abundant natural light from a series of unique
windows. A versatile front flex room and 1/2
bath complete the main floor, offering options
for a home office. Upstairs, discover three
spacious bedrooms, including a luxurious
Primary Suite with a walk-in closet and a
4-piece ensuite featuring dual vanities and an
oversized shower. Convenient second-floor
laundry with upgraded washer + dryer, custom



40 HEIRLOOM CRESCENT SE

RE/CA MEASUREMENT STANDARD - CALGARY AB

MAIN LEVEL (AG) - 827.98 Sq Ft / 76.92 m²

UPPER LEVEL (AG) - 773.67 Sq Ft / 71.87 m²

TOTAL ABOVE GRADE RMS SIZE - 1601.65 Sq Ft / 148.79 m²



window blinds in the bedrooms and an additional full bath enhance everyday functionality. The lower level includes high ceilings, a 3-piece bathroom rough-in, ready for your future development plans. Outside, enjoy the added value of rear gravel parking stalls, a deck with BBQ gas line, and a prime interior location. Premium Jayman BUILT Features Include: 6 Solar Panels, BuiltGreen Canada Certified with EnerGuide Rating, Navien Tankless Hot Water Heater, High Efficiency Furnace with MERV 13 Filters & HRV, UV-C Ultraviolet Air Purification System, Triple Pane Windows, Quartz countertops throughout, Smart Home Technology Solutions, 11x10 rear deck, BONUS: Save Thousands! This home qualifies for the CMHC Eco Plus Program, offering up to 25% insurance premium rebate for climate-friendly housing through CMHC-insured financing. Call your friendly REALTOR(R) to book a viewing!

Built in 2022

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2230206 |
| Price | \$594,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,602 |
| Acres | 0.06 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

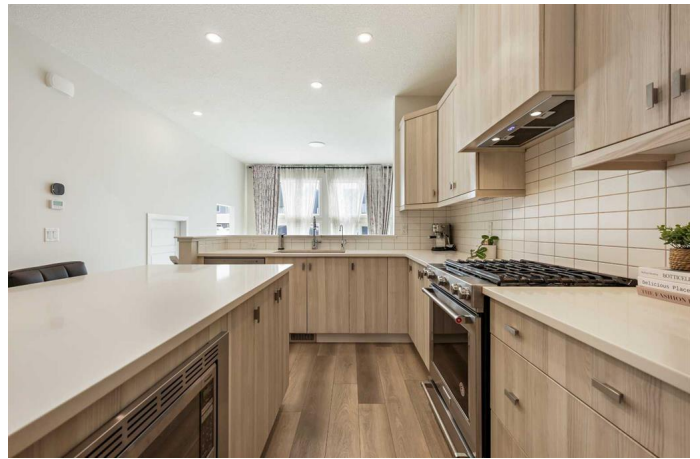
Community Information

| | |
|---------|-------------------------|
| Address | 40 Heirloom Crescent Se |
|---------|-------------------------|

| | |
|-------------|-----------|
| Subdivision | Rangeview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S 0H1 |

Amenities

| | |
|----------------|---------------------|
| Amenities | Park |
| Parking Spaces | 2 |
| Parking | Alley Access, Stall |



Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures, Smart Home, Tankless Hot Water |
| Appliances | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Lighting, Rain Gutters |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 43 |
| Zoning | R-G |
| HOA Fees | 523 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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